

88 Ballymena Road, Doagh, BT39 0RN



PRICE Offers Over £425,000

Positioned on a stunning mature site in the heart of the countryside. This attractive architecturally designed detached bungalow offers a rare opportunity to purchase a home enjoying the perfect balance of country living yet for those working in the city, Belfast is within a 15 minute commute. Approached via electric gates and a sweeping private driveway this stunning site extends to circa 1 acre with far reaching views over the surrounding open countryside. Built in 1990 by the present Vendors the property enjoys a unique living layout incorporating 4 bedrooms, 2+ receptions, deluxe four piece family bathroom, sun lounge and open plan kitchen with dining aspect. Externally there is an extensive parking forecourt, well tended gardens with a hard landscaped raised terrace & patio to the rear. The property further benefits from an attached garage with adjoining covered car port and utility store. Conveniently situated within easy commuting distance of Ballyclare and Ballymena town centres we believe whoever purchases this exceptional property will feel moved to adopt a whole new lifestyle. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Attractive Detached Bungalow**
 - **4 Bedrooms**
 - **2+Receptions**
 - **Sun Lounge With Dining Aspect**
- **Site Area Extending To Circa 1 Acre**
- **Stunning Views Over Surrounding Countryside**
 - **Deluxe Four Piece Family Bathroom**
 - **Master Bedroom En Suite**
- **Hardwood Double Glazed Windows/ Oil Fired Central Heating**
 - **Attached Garage/ Adjoining Carport**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

With leaded glass inset and matching side screens into:-

SPACIOUS ENTRANCE HALL

Twin mahogany doors into:-



LOUNGE 19'4" x 16'8"

At max. Inglenook style fireplace with cast iron multi fuel stove on polished granite hearth. Feature vaulted ceiling. Far reaching rural views over gardens and surrounding countryside.



FAMILY ROOM 14'9" x 11'3"

Attractive horseshoe style cast iron fireplace with wooden surround and tiled black slate effect hearth. Picture style window with far reaching rural views over gardens and open countryside. Exposed hardwood flooring. Corniced ceiling.



OPEN PLAN KITCHEN WITH DINING ASPECT 25'3" x 9'8"

Equipped with a comprehensive range of high and low level oak fitted units with contrasting work surfaces. Colour coded single drainer sink unit with mixer tap. Integrated eye level double oven and separate four ring hob. Integrated dishwasher and under counter fridge. Open ended corner displays. Complementary wall tiling. Tiled floor. Dual window aspect with far reaching rural views. External mahogany effect PVC double glazed door to internal covered carport.



OPEN PLAN SUN LOUNGE WITH CASUAL DINING ASPECT 27'6" x 10'4"

Approx. Far reaching views over surrounding countryside and gardens. Twin mahogany double glazed French doors with matching double glazed side screens (note top openers single glazed). Exposed hardwood flooring.



BEDROOM 1 10'4" x 15'6"

Light oak effect laminate strip flooring.

MODERN EN SUITE

Comprising button flush w.c, vanity unit in modern beech effect fitted console with fitted storage units. Shower enclosure with electric shower unit and folding shower screen door.



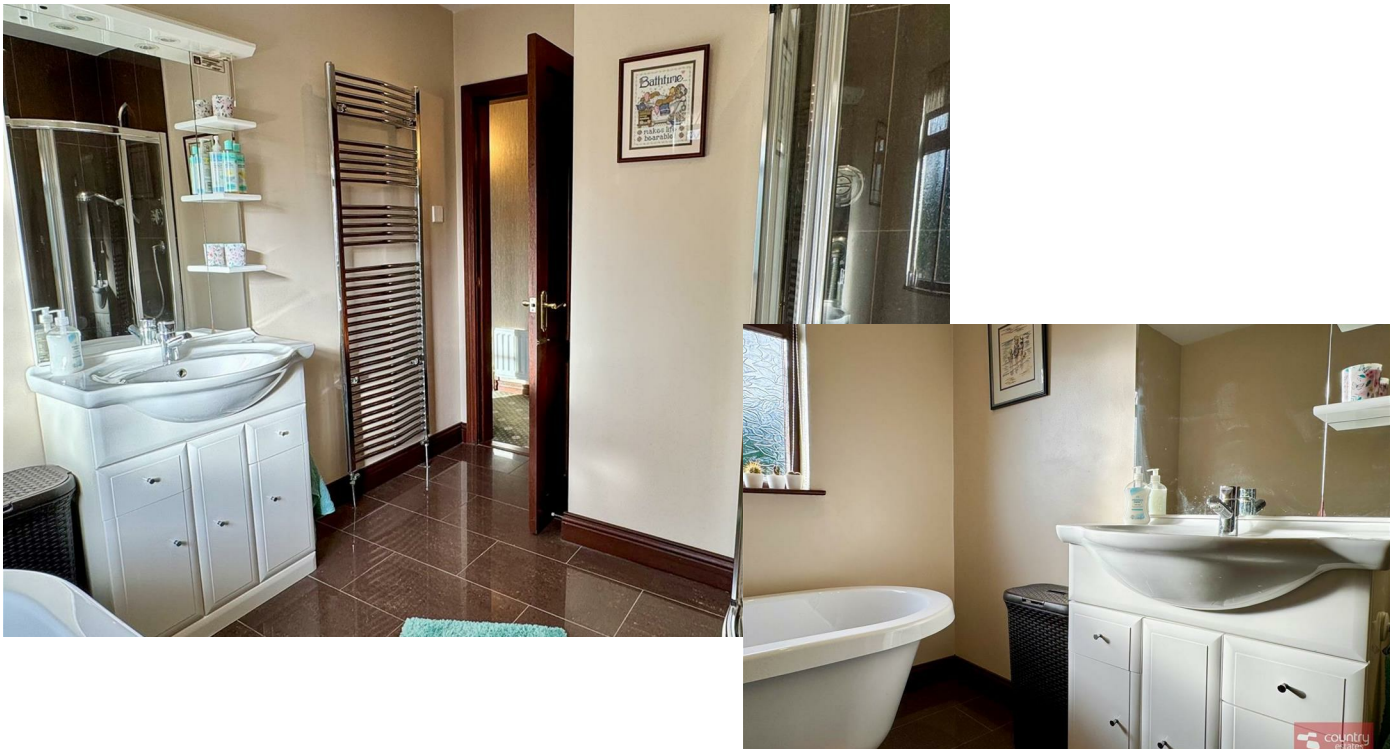
BEDROOM 2 10'7" x 9'6"

Oak effect laminate strip flooring. Far reaching views over surrounding countryside and gardens.



DELUXE FOUR PIECE FAMILY BATHROOM

Comprising modern freestanding roll top bath, button flush w.c, modern vanity unit in gloss white finish and quarter rounded fully tiled shower enclosure. Porcelain tiled floor. Recessed low voltage lighting.



BEDROOM 3 12'6" x 10'6"

Quality exposed hardwood flooring. Views over surrounding countryside.

BEDROOM 4 14'4" x 9'6"

Rustic Oak effect laminate plank flooring. Fitted 3 bay modern slide robe with mirrored centre.



OUTSIDE

Extensive mature site extending to circa 1 acre. Twin electric gates to sweeping private driveway leading to large private parking forecourt with parking for a number of vehicles.

Gardens to front and side in lawn screened by perimeter fence and stocked with a variety of mature trees.

Private garden to rear with raised terrace area enjoying stunning views over surrounding countryside. Steps to lower private garden screened by mature hedgerow.

DETACHED GARAGE 26'0" x 13'7"

Electric up and over door. Power and light.

ATTACHED ADJOINING OFFICE 10'3" x 8'0"

At max. Power and light. Laminate floor.

UTILITY / BOILER ROOM 10'6" x 8'0"

Approximately. At max. Fitted with a range of high and low level units with single drainer stainless steel sink unit.

Plumbed for washing machine. Oil fired boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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